

MINUTES
WEST LAFAYETTE REDEVELOPMENT COMMISSION
Morton Community Center – Multi-Purpose
Room 222 N. Chauncey Avenue
West Lafayette, Indiana
March 21, 2018

Present: Brad Marley, Chris Campbell, Larry Oates, Johari Miller-Wilson¹, Brian Bittner, David Sturgeon, Patrick Hein

Absent:

The meeting was called to order at 8:30 a.m. The Pledge of Allegiance was recited.

Commissioner Sturgeon and Commissioner Hein took an Oath of Office.

Old Business:

Approval of February 21, 2018 Minutes

Commissioner Marley moved to approve the minutes. Commissioner Campbell seconded. Meeting minutes were unanimously approved.

Project Updates:

Engineering Department

Ed Garrison, City Engineer, updated the commission on the Amberleigh Village Concrete Replacement Project, Garrison will be requesting a change order to this project later in the meeting. Last night there was a public meeting with the residents of Bar Berry Heights to describe what residents can expect as part of the upcoming Community Crossings Project.

Development Department

Director of Development Erik Carlson updated the commission on the Rec Center Viability Study and the City Hall Viability Study. The City Hall consultant team will be in West Lafayette on March 28, 2018, at 6:30 p.m. in the Multi-Purpose Room for a town hall meeting discussing potential locations of a prospective city hall, there will also be a link sent out with a survey. Due to an administrative error, there was an invoice from the Street Department that was not submitted in the claims run in time for today's Redevelopment Commission (RDC) meeting. The Board of Works has agreed to process this invoice on behalf of the RDC

Street Department

Ben Anderson, Street Department, stated that the departments new snow plow is in the parking lot for anyone who wants to see it.

Fire Department

Fire Chief Tim Heath showed the commission the air packs that the fire department recently received and thanked the commission for helping the fire department pay for the air packs.

¹ Arrived 8:36 a.m., left at 10:11 a.m.

Joint Board

Carlson explained that the State Street Project is a month into its third and final year of construction. The Joint Board is anticipating an on-time and on-budget completion of this phase of the project. Commissioner Oates raised the concern that the commission has not spoken about the trail closures and expressed a need for more strategically placed signs indicating trail closures. Carlson explained that these signs will be discussed with the construction team.

Other

None.

New Business:

Financial Schedules

Peter Gray presented the financial schedules.

Approval of Claims

The following claims were presented to the Commission:

UA 231 North TIF Claims

\$15,713.60

Commissioner Sturgeon moved to approve and pay the US 231 TIF Claims in the total amount of \$15,713.60. Seconded by Commissioner Campbell.

The roll call vote:

Aye: Chris Campbell, Brad Marley, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to ratify the payment of the US 231 North TIF claims passed 5-0.

Levee/Village TIF district

\$275,702.42

Commissioner Miller-Wilson moved to approve and pay the Levee/Village TIF claims of the total amount of \$275,702.42. Commissioner Marley seconded.

The roll call vote:

Aye: Chris Campbell, Brad Marley, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve and pay the Levee/Village TIF claims in the total amount of \$275,702.42 passed 5-0.

KCB TIF Claims

\$51,398.00

Commissioner Marley moved to approve and pay the KCB TIF claims for the total amount of \$51,398.00. Seconded by Commissioner Campbell.

The roll call vote:

Aye: Chris Campbell, Brad Marley, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve and pay the KCB TIF claims in the total amount of \$51,398.00 passed 5-0.

Sagamore Parkway TIF Claims**\$8,722.50**

Commissioner Campbell moved to approve and pay the Sagamore Parkway TIF claims of the total amount of \$8,722.50. Seconded by Commissioner Marley.

The roll call vote:

Aye: Chris Campbell, Brad Marley, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to approve and pay the Sagamore Parkway TIF claims in the total amount of \$8,722.50 passed 5-0.

State Street Joint Board Fund – Road Construction**\$500,000.00**

City Controller Gray explained that this is an informational item and no approval is necessary at this time. The Joint Board approved this payment for the State Street Project. Commissioner Oates explained that the Redevelopment Commission is the paying entity for the State Street Project.

KCB TIF Claims (Ratification)**\$12,753.00**

Commissioner Sturgeon moved to ratify the KCB TIF claims for the total amount of \$12,753.00. Seconded by Commissioner Marley.

The roll call vote:

Aye: Chris Campbell, Brad Marley, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to ratify the KCB TIF claims in the total amount of \$12,753.00 passed 5-0.

Granting Authority to Board of Works

Commissioner Sturgeon moved to grant authority to the Board of Works to pay, on behalf of the Redevelopment Commission, the invoice for a snow plow in an amount not to exceed \$165,000.00. Commissioner Campbell seconded

The roll call vote:

Aye: Chris Campbell, Brad Marley, David Sturgeon, Larry Oates, Johari Miller-Wilson

Nay:

The motion to grant authority to the Board of Works to pay, on behalf of the Redevelopment Commission, the invoice for a snow plow in an amount not to exceed \$165,000.00 passed 5-0.

Rec Center Viability Study

Commissioner Oates explained that there will be no decision made on the possibility of a Rec Center today. Mayor John Dennis stated that the West Lafayette community is very enthusiastic about the Rec Center project. At this point, the commission will need to consider a number of scenarios to see if the project is feasible. Commissioner Oates stated that the presentation given by the Rec Center Viability Study consultant team will be given again at 5:30 p.m. The consultant team from Perkins+Will gave a presentation on the Rec Center Viability Study they have conducted over the past several months. This presentation will be made available online at statestreetwl.com.

Purchase: Support Service Vehicle - Police

Captain John Watson explained that a claim was submitted in order to pay for a Police support service vehicle. City Controller Peter Gray explained that this item is on line 29, page 4 of the financial reports.

Request for Additional Work: Amberleigh Village – Engineering

Garrison requested the approval of a change order to the Amberleigh Village concrete replacement project. This change order is for \$2,500.00, which will be used to repair trip hazards on sections of sidewalk on the west side of Salisbury Street just north of Kalberer Road.

Commissioner Sturgeon moved to approve Change Order Number 1 in the amount of \$2,500.00 for the Amberleigh Village Concrete Replacement Project. Commissioner Miller-Wilson seconded.

The roll-call vote:

The roll call vote:

Aye: Chris Campbell, Larry Oates, Johari Miller-Wilson, Brad Marley, David Sturgeon

Nay:

The motion to approve Change Order Number 1 in the amount of \$2,500.00 for the Amberleigh Village Concrete Replacement Project passed 5-0.

Presentation: Development in 231 TIF Area – Purdue Research Foundation

Carlson explained that, since the launch of the State Street partnership there has been a vision to continue development in Western West Lafayette. Carlson explained that there is infrastructure work that is necessary in the 231 TIF area. Jeff Kanable, Purdue Research Foundation (PRF), gave a presentation on the 231 TIF area. Commissioners discussed a potential resolution in which PRF will complete necessary infrastructure in this area, once the area starts generating TIF revenue, the commission will reimburse a portion of the costs that were used for infrastructure developments. Commissioner Oates explained that this proposal is still being discussed, it will be heard at city council, the Area Plan Commission, and at the Redevelopment Commission again.

2017 RDC Year-End Report

Carlson presented the 2017 RDC Year-End Report, which is an annual report that is required to be submitted to the state in order to maintain TIF districts. This report will be posted to the state agencies that require it once commission approval is granted.

Commissioner Sturgeon moved to approve the report. Commissioner Marley seconded. Commissioners unanimously approved the report.

Other

Carlson stated that the Development Department will be losing a staff member at the end of next week. Beverly Shaw, Quality of Life, has resigned from her position. Carlson stated that Shaw is a long-time, valuable staff member to the city – whose mark on the city is visible today and will be years from now. Shaw has headed most, if not all, of the art initiatives in the city and spearheaded the movement to save the Caretaker's House, created Art in Bloom and Art on the Wabash, and worked diligently with the Farmers Market. Commissioner Oates thanked Beverly Shaw for all of her work on public art, and all her contributions to the greenspace in the community, including community gardens. Shaw has significantly improved the quality of life in West Lafayette.


Public Comment

There was no public comment.

Adjourn

Marley moved to adjourn. Sturgeon seconded. The meeting adjourned at 10:48 a.m.

Approved:



Lawrence T. Oates
President



Johari Miller-Wilson, Secretary

Bradley W. Marley,
Acting Secretary

